

Clark County 78th Street/WSU Property Concept Planning Stakeholder Interviews June 2008

By Jeanne Lawson Associates, (JLA) Inc.

OVERVIEW:

Purpose: In considering future options for the use of the 78th Street Property, the county is committed to first and foremost preserving the property's agricultural heritage and honoring its history as a poor farm by establishing uses that fairly and equitably benefit the community.

Principles: To achieve the county's purpose for the site, the following principles will guide decisions.

- Celebrate our agricultural heritage
- Showcase and promote sustainable agricultural practices
 - ✓ Secure, local, seasonal, organic, biodynamic farming, and permaculture
- Support agricultural research
- Enhance community wellness and inspire community learning
- Promote community volunteerism

During the months of April and May, Adrienne DeDona, project manager with JLA, Inc. interviewed nearly 20 project stakeholders in order to uncover unidentified issues and determine existing expectations related to the development of the 78th Street/WSU property.

This summary is a compilation of the comments received during the interviews, organized by question. Comments are not attributed to any one person.

INTERVIEW HIGHLIGHTS:

Responses to the questions varied according to the individual, some common themes did emerge:

- Increased public access to the property
- Safety and security of the site is a concern. Several stakeholders supported the concept of an onsite caretaker/property manager.
- Community learning related to sustainability, agriculture and wellness is widely supported.
- Implementation should be iterative and flexible. Uses should complement each other and follow the natural landscape of the land.
- Walking path is widely supportive, but shouldn't necessarily be a 'perimeter' trail. It should follow the interpretive locations on the property and the natural landscape of the land.
- There is support for a community education center for demonstrations, workshops, and other events related to the site.
- There was a general level of support for a sit-down restaurant at the site (only one person didn't support this concept).

LIST OF STAKEHOLDERS INTERVIEWED:

NAME	AFFILIATION
Bud VanCleve	NE Hazel Dell Neighborhood (former Community Resource Team Member)
David Spencer & Moss & Associates Colleagues	Area resident and business interest
Fran Hammond & Nancy Funk	WSU Extension, Master Gardeners Program
Blair Wolfley	WSU Extension Program Director
Doug Ballou	Neighborhood Associations of Clark County
Rick Haddock	FBR Realty
Doug Steinbarger	WSU Extension Program Manager
Brenda Millar Stanton	Local organic farmer
Sunrise O'Mahoney	Vancouver Food Co-op
George Vaughn	Area resident
Sharon Kenoski & Lisa Barber DeLacy	Area residents – Carriage House Estates
Jim Youde	Clark County Food Bank
Don Polen	Clark County Sheriff's office
Tom Hagley	Vancouver School District, Vancouver-Clark Parks & Recreation Commission
Ila Stanek	West Hazel Dell Neighborhood (former Community Resource Team Member)
Ron Wilson	Hazel Dell Salmon Creek Business Association
Robert Freed	Clark County Historical Preservation Commission

SUMMARY OF INTERVIEWS:

The summary is organized by question. The comments have been paraphrased to capture the main points of the speaker.

Question #1: Have you been involved with the WSU-V Agricultural Station/78th Street Property and/or related efforts? If so, what has been your involvement?

- Yes – part of the CRT that stopped the past process. Has also been involved with the new concept plan.
- Yes, provided comments during the last process.
- Have been involved with current efforts through Master Gardeners. Were not involved in the last go-around other than working at the site.
- Yes, worked at the site.
- Yes, attended CRT meetings.
- Yes, CRT member. Also Team 99, area realtor and developer and business owner
- Not directly. WSU-V was driving the process before.
- No
- No

- Yes, provided public comment and attended meetings
- Yes, created petition to stop process
- Has been working with the County to develop a MOA and Letter of Intent to establish food bank on 78th Street property for Capital Campaign. Was aware of process previously, but not directly involved.
- Only currently through the West Precinct Advisory Committee. Bud VanCleve has shared information about the project with the group.
- Just followed in the news.
- Yes, CRT member. Have been kept informed by Bud and Marc Boldt
- Attended some of the past meetings.
- Husband was on the CRT.
- Yes, the commission wrote a letter about preserving the buildings on the site – process wasn't being followed to evaluate the buildings for appropriate preservation purposes.

Question #2: Why is this issue important to you?

- Belongs to the community for use. It's at the heart of the neighborhood boundaries. Should remain ag use due to history. Passionate about availability of property for public use. Long-time involvement with project.
- Lives near the property off of 68th Street. As a group they felt like it was a unique opportunity to take a large parcel of land and implement different concepts for the community's benefit. It could become a regional attraction.
- This property is the lifeline to the existence of the WSU-V Master Gardener and Foundation program. Without it, the program wouldn't exist in this area. Couldn't find another similar site like it in the area.
- A lot of his life is invested here. The sustainability concept is the right thing to do. We should be implementing more balance than growth. This site could become a learning laboratory for balance vs. growth. Teach people own to grow their own food resources, etc.
- In his neighborhood. Should be public property with community use.
- The size of the parcel and how it will affect Hazel Dell Community. It's a large parcel in an urban area.
- Unique opportunity to support our local food system (farmers, etc.). It had the potential to serve as a model agricultural site regionally and nationally. It is unique because of it's size and proximity to an urban area.
- Do not want to see former poor farm turned into a commercial enterprise. It should all be used for the public.
- Valuable opportunity to preserve and promote agricultural use and green space in an urban setting.
- As a neighbor (has 2 acres to the east off of 68th). Walks on 68th regularly. Appreciate the green space even though it's not accessible.
- Last great open space in Clark County. Great community resource. Attached to Hazel Dell Park – should be connected to the park. There is no place in the neighborhood to walk (this could be a walking destination for the neighborhood). Could be connected with Padden and other areas. Use the property to improve the health of the community. Opportunity to create a sense of community.
- As a citizen, it's important because it impacts the larger community. Food Bank is important for community from a food sourcing, education perspective. Promoting local food sources, preventing hunger and teaching people how to grow and cook their own food is important.
- As a long-time resident and involvement with the community through his position, he believes this project will provide the community with much needed identity where there currently is none.

- As proposed, the plan appears that it could be an educational asset in terms of specialized magnet programs – providing a place for students to practice hands on education related to natural resources, sustainability and agriculture/horticulture, etc. Will be reviewing these types of programs within the next year, so it presents a good opportunity to look for a new partnership. The district has a general interest in community health and fitness as well as promoting service/volunteerism in youth. The organic gardens and the restaurant could provide a good outlet for the culinary arts program.
- Historical connection to property – picked berries there as a child. Believes in maintaining green space in urban areas.
- In community. Would like to see a concept that caters to the majority of people. Such as a sports field, community center.
- Don't want the County to throw away tax dollars on unnecessary projects or programs, especially in this economy.
- Adaptive reuse of the buildings rather than demolishing them is important to preserve as a community asset.

Question #3: If involved in past process, what problems existed during the first go-around related to the process and the proposal?

- Process – didn't fit for public land. Was done similar to private development. Came to public with three options that no one liked. Proposal – didn't benefit the community.
- Commercial development on 68th wasn't supported by neighbors in the last go-around. Also didn't support the access through the property (added more traffic on 68th).
- Growth and development weren't the right thing to do. Never felt comfortable with the prior plans. Feels much more comfortable with it now.
- Residential development is not needed. No public uses were identified (except park space).
- Community was upset that WSU would profit from the property. Wanted it to be park space.
- Didn't work with the public to see what ideas they had. Were directed by WSU-V to develop in order to gain revenue.
- Came up with proposal without consulting the community or the neighbors. It's important to preserve what large open spaces we have – it's a valuable asset in the long-term.
- It was a done deal. There wasn't an opportunity to get public input. Meetings weren't well advertised. No open forum during meetings. There were no elements that were going back to the community.
- Community didn't like negotiations being made about public property without public input. Didn't support development.
- The problem was that WSU would profit from the sale and development of the property by splitting the proceeds with the county 50/50. They were not entitled to that. The proposal had some good elements. It was the process and the "back-room" type deal that had problems. The community wasn't solicited for input until after the plan was in place.
- Didn't think the County had any business getting involved in commercial development. Have enough existing commercial development in area anyway. Should redevelop in a way that compliments existing use.
- They didn't come to the historic preservation commission to be consulted about the process for evaluating and preserving the buildings on the site.

Question #4: Was there something you liked about the proposal that you would like to see preserved?

- No. However would be supportive of additional plan elements that might provide revenue – such as a small village component that would provide live-in space for caretakers, gardeners, etc.
- Site is unique with varied terrain. Should leverage this. 78th and 68th connections. Historic bldg preservation/restoration. Use view point for restaurant and residential development. Expand park. Give community access. Preserve wetlands. Retail development along 78th.
- Expansion of Hazel Dell Park (supportive of reforestation in new plan). Preserving cemetery. Walking trails and open space. New plan makes more sense. Likes parking on the 78th Street side. New plan is innovative as far as sustainability concept goes.
- Would like to see something done to preserve main building. Likes restaurant concept (Burgerville or McMennamins)
- Some of it was okay but prefer community center and sports fields concepts.
- Restaurant is a good concept. Need to address traffic and access impacts.
- The proposal didn't seem to be appropriate for the site – different use would take the preservation of the building out of context. This new proposal seems to be a better fit for the property and the historical context.

Question #5: Are you aware that there has been an effort by Clark County to establish a new concept plan for the property? Have you seen or heard about the concept?

- Yes.
- Yes – presentation from Mark McCauley and heard about it at the Hwy 99 open house (where it was largely supported)
- Yes
- Yes
- No – read article that had changed ownership, but not aware of new concept.
- Yes
- Yes, have talked with Mark McCauley and Marc Boldt before. Had copy of proposed concept.
- Yes
- Read about it in the paper.
- Yes, Bud provided them with the information.
- Yes
- Yes, through Bud VanCleve
- Yes
- Slightly through Team 99.
- Yes, Jackie Camp, commission staffer informed them of the effort and the possibility of moving a silo from another location in the County to this site.

Question #6: What do you think of this concept?

- Supportive.
- Supportive of community use of public property. Like the opportunity to preserve agricultural uses and promote sustainability. Like opportunities for demonstration and education. Schools could bring sustainable plan to life. Like the idea of serving as a community gardening model for the community/region. Cost of food is increasing, people have more interest in growing their own.

- Supportive, but would like to see more definitive reference to the Master Gardener program. They need greenhouses, space, etc. Too much reference to beautiful backyards. Should include naturescaping. Like trail system.
- Supportive. However, feels like the process shouldn't be rushed. Don't want to miss any opportunities. Keep options flexible to change into the future.
- Supportive. Likes the idea of preserving the history of the property (poor farm and agricultural uses). Thinks all elements should stick to this concept and be either educational or agricultural or sustainable practices.
- Believes that it is underutilizing urban space. This type of concept should be explored in a more rural area. Should be developed to reach urban densities in an urban setting.
- Supportive to a large extent. The concept is general enough in nature that certain elements can evolve over time after assessment and planning is done over the long-term.
- Supportive of the organic farming, community gardening, master gardeners, etc. Anything that is focused on agricultural use for the public benefit. Doesn't support Burgerville or any privatized restaurant being on the site. It doesn't fit with the plan.
- Supportive of plan.
- Supportive. Thinks it makes a lot of sense. Like that there isn't a lot of investment required for construction. Could be phased in over time
- Supportive. Community Garden spaces are important. Like the concept of providing space to the community. LOVE walking trails – implement sooner rather than later. Like restaurant idea (including Burgerville/Holland).
- Supportive
- Loves it. Supportive of sports fields for youth involvement, but otherwise really supportive of the concept. Likes the idea of educational programming/field trips, etc.
- Very supportive of opportunity to provide educational programming to k-12 and broader community. Gives Hazel Dell community a focus and identity. Will also increase livability and quality of life. Will put property to better use than and serve the public.
- Huge improvement. Very jazzed about this concept. Likes green space. Thinks alternative energy could be nice demonstrative opportunity. Include interpretive identifiers with descriptions of plants, gardens, cemetery, etc with descriptions along walking trail. Also include a center with information and literature.
- Disappointed. Feel like this is a small niche of people who will be interested in participating. It should appeal to a broader group of people. Low income demographic of Hazel Dell will not support it. Food Bank near restaurant will not generate interest by potential investors. Concept doesn't promote redevelopment of Hazel Dell. Like the perimeter pathway. Should cut it across halfway at the hill so that some people don't have to do the whole trail to do a loop. Think that the gardening concept is overboard.
- Generally supportive. Likes that it doesn't include commercial. Would like to see restaurant developed. Much better concept than before.
- The concept is nice, it maintains the tie to the property's past. The County should register the building on the historic register – they should talk the talk and walk the walk. There may be possible tax breaks for the restaurant too if the site is listed.

Question #7: Do you think this concept addresses the primary concerns raised during the last process?

- At this point in time, yes. Will have to open it up to public use within the next several years for education, walking trail, picnics, etc.
- Yes

- Yes
- Yes, but there are other options to be explored. The public or other groups might have interesting ideas that haven't been raised yet.
- Yes, very much so
- It addresses what was heard from the very vocal minority.
- Yes. Some people asked for sports fields and those are now located in the area at the Kings Way property.
- Given that the complaints heard were about development, yes.
- Yes, this hits the mark.
- Yes.
- Yes, this plan makes a lot of sense. It fits better and has the potential get gain a lot of involvement and interest.
- Yes, very much so. Process was part of the problem last time.
- Not really. Suggestions heard last time were for a community center and sports fields. This doesn't appeal enough to the general public.
- Yes, though not sure about mobile home park residents. Seems like it will address their concerns, but should speak to them directly.
- Yes, from the historic preservation commission's standpoint. It is a respectful use of the property given it's history. It celebrates the history of the property. It will be a community and neighborhood asset. Really likes the idea of preserving the buildings and the cemetery for historical purposes.

Question #8: What other elements should be explored or excluded?

- Could add access points at senior mobile home estates, Hazel Dell Park, near 68th Ave, etc.
- Add access from 68th and mobile home part. Add street improvements to 68th Street. Integrate with Hazel Dell Park trail system. Add tower like the one in Marine park to viewpoint as an attraction. Trail system could be used by schools for cross country.
- Add naturescaping, maintain wetlands, maintain organic fields, teach and promote organic food resources, preserve cemetery. Caretakers village concept is a good one to promote sustainability and to solve the problem of safety and security of the site and it's programs. Could also provide units for resident students and a director. Livestock as a resource to explore in the future. Working animals such as oxen, draft horses. Food producing animals such as poultry, etc. Also pasture poultry concept. Trail shouldn't be a perimeter trail. It should follow the lay of the land and the programming. Likes the idea of a classroom/community center for learning about sustainable practices. Restore poor farm duplex (small building) for interpretive uses. Forested areas are of much value except for understory demonstrations (mushrooms, floral greens, medicinals). Sloped area would be good for orchards or vineyards. Southern slope would be good for solar panels. Wind may be an option in the future when technology changes. Apple and pear tree demos to resistance would be good.
- Not overly supportive of amphitheater or community center unless it's used for classes or demonstrations that are consistent with concept.
- Supportive of the concept to preserve and restore historical building, protection of the wetlands, preservation of the well, cemetery and trail. Believes the viewpoint should be moved west (better view that direction), could expand the park. Thinks there should be additional access from Hazel Dell Park. Residential development should be added on the hillside along with a restaurant. Should also be business park and retail development along 78th.
- Should explore a commercial kitchen to support farming community.

- Clark College could use part of the site for crop research or crop learning. Remove a private restaurant from consideration. Could use boys and girls club and/or juvenile justice program to harvest crops for community benefit (to food bank).
- Would like to hear more info about the gas plant. Needs additional access that is safe. Need to explore more options for the building – should try and find a way to convert with green standards (could be a model for historic bldgs elsewhere). Should integrate educational components with elementary and high school system – how to teach people to grow their own food and cook it. Interested in integrating the Co-op program somehow with space or otherwise. Look more at alternative energy sources and teach the public about them through the programs on this site. Make site as green as possible. Historical building could be used for caretaker housing, student interns or low-income workers. Possibly get habitat for humanity involved. Would keep with poor farm heritage. Commercial kitchen should be explored for cooking and canning classes in conjunction with growing.
- Need to make 68th more walkable. Fix intersection of 68th and St. Johns. Need more information about the gas composting plant. It could be useful, make site self sustaining. Need more info about the shelter/viewpoint – what size, use, etc. will it have.
- Should remove fencing and provide additional access to the community. Need an element the community can use right away. Give the community something to develop some ownership in. They will get involved in the fundraising effort. Get schools involved for educational purposes. Teach about sustainability and get them excited about nature early on.
- Worth exploring all elements. Some may not evolve due to cost, etc. Example is the gas composting plant. The perimeter pathway is a great idea, but complimentary uses need to be explored. Gardening areas will have to be protected from areas with high public use due to stealing and vandalism of growing food sources.
- Really like the general concept of preserving agricultural heritage and promoting sustainability. Isn't aware there are other projects like it. Would mean a lot to the community.
- A magnet program that focuses on sustainability is currently under discussion. This would fit well with demonstrations related to gas composting plant and solar panels (alternative energy). A facility that serves as a center for education and information/orientation to the site should be explored. Could also provide space for demonstrations and classes. A similar concept to the water resource education center.
- Needs to have more of a place for family/kids to interact. Need community space. Should express these two concepts in better detail at open house. Would like to see standing or moving water with ducks, birds, geese. Need to have a different type of barrier or fencing. Add something natural like a jasmine vine.
- A community center should be added that could house teen and or senior programming/events. With the gardens, could promote as a wedding event venue.
- Conduct research and evaluation of the historic buildings and the cemetery. Including reviewing photos for restoration purposes. Could explore education programs being conducted at the main building.

Question #9: What suggestions, concerns or ideas do you have about the public process?

- Recommends there be two committees. One for the short-term concept planning/public process. Another for the long-term management/implementation of the project.
- No
- No. Heard from about 100 people at hwy 99 open house that they were very supportive of plan.
- Ok with it given the purpose to check-in with the public about the sustainability concept and generate new ideas. May need to report back to the community at some stage.

- No. Open houses should be in June or Sept.
- None
- Should pay close attention to the open houses and how they will be advertised and formatted. Make sure people get the information in a way that they can understand it. Make sure the parameters are explained up front.
- No – should be an open and fair process.
- Keep the plan flexible and focused on agricultural purposes. All components should be integrated with each other.
- Seems like we are going about it the right way – involving a lot of different people and having an open process.
- Keep process open and flexible to change. Advertise meetings early and often. Share MOA to clear up past deception.
- The process is good. Great idea to establish public process/dialogue. Gives people a chance to voice their opinion and move forward.
- Thinks the process is needed and valuable given how our community operates. Transparency is important. This process makes sense and the we have the right people involved.
- The public should be aware of the process before it happens (how it will be approved and what the public's role is). Should know this prior to the open houses. Seems like an appropriate process.
- Like virtual open house. Need to get out to Sr. Mobile Home Estates before the general public. Set up meeting for Marc Boldt and Bud VanCleve.
- No, appreciate opportunity to give input.
- Should meet directly with mobile home park residents at their rec center. Can coordinate date with George Ann and obtain mailing list for notification.
- Open houses and public feedback are important for projects like this. Appreciate coming to the commission at the outset of the project.

Question#10: Are there any issues that need to be resolved through the process?

- Should be a multi-use facility – not geared toward one particular interest group. It should be a two-way street (users should give back to the community in some way).
- Concerns about locating the extension unit at the 78th Street Site – how will that be funded? Leasing land doesn't generate a lot of revenue. Need to determine how revenue will be generated. Need a management structure for the long-term planning and coordination of the site. Need deliberate thought and reflection about concept for the site before taking action (including assessment of possible programs).
- Compatibility. The role of Parks needs to be determined.
- Security of site should be addressed

Question #11: Is there any interest that has not been included in the list of stakeholders who we will be talking with that you believe might be critical to the success of the process?

- Naturescaping. Native Plant Society.
- No, there are other people that would support the concept, but those people could be contacted and invited to the open house to share new ideas. Blair and Doug will provide me with these contacts.
- Jim Youde, 573-1544, 798-8305, jyoude@aol.com, Fairgrounds Association. Dean Sutherland, Clark CPU for wetlands restoration, demonstration, sponsorship/partnership opportunities.
- Talk to larger scale farming community. Bill Zimmerman and Tom Van Laken.

- Food Systems Council (thru Community Choices 2010) – Heather Tishbein or Beverly Doty.
- Clark College Ag program, Bill Zimmerman, Trisha Pace, Health Dept.
- WE Jewell, area resident.
- NACCC, Bridget Schwarz, James Olsen – all should be invited to open houses
- No – should talk to Ron Wilson though.
- A person from the district that can represent educational programs should be represented. Could be Kathy Everich or Wendi Russel.
- Team 99 – set up meeting with Brad Loesthpich (meet the 2nd Tuesday of every month). Hazel Dell Salmon Creek Bus. Assoc. (meet the 2nd Wednesday of every mo. Except Aug.)
- Felida Neighborhood – Jamie Allen, North Salmon Creek Neighborhood
- Should invite other business owners along 78th Street to public meetings/open houses to express ideas and concerns.
- Talk to Sharon Kenoski

Question #12: Any other advice, suggestions, words of wisdom for me?

- Keep community informed throughout the process. Make presentation at Three Creeks Meetings.
- Need cross connectivity for the area – support extension of 25th Avenue.
- County could purchase equipment prior to plan being in place.
- Some people will suggest other concepts like sports fields or event centers. Present theme early in the process and stick to it.
- What if people ask about where the funding is going to come from – need to be aware that people will ask that question during the public process.
- Food Co-op would like to have 3500 to 5000 sq ft of space if possible. Need local food store as outlet for local farmers and CSAs). Would also like to offer educational programs about food system, etc
- Be specific about options for implementation and how the public can be involved at the public meetings.
- Compatibility of uses is important. Have heard concerns about putting facilities on areas that could be used for food production. They considered that with the potential siting of the food bank. Where it's proposed is in an area of the least agricultural potential.
- Care-taker would be important for crime prevention. Also crime prevention through design should be considered along with access for emergency vehicles. Should be able to access open areas through walking path. Care-taker could provide a key in emergency situations. Visible activity and presence will be important.
- Talked to Dave Blaydon at Grovers Electric. He is supportive.
- Residents of the mobile home park have had problems with rats, raccoons and other wildlife. It's believed to be coming from former WSU site. This may come up as a concern at public meetings.
- If federal permits are required for the wetlands or other uses at the site, archeological and historical research will be required. Cemetery research can be conducted by contacting State organization out of Olympia through the Archeology and Historic Preservation office.

Question #13: What do you see as the role of the advisory committee?

- This group would evaluate and generate ideas. They would represent the community. They would need to have an active interest in the project or may even represent potential user groups.
- Making sure there is adequate public process. Making recommendation for staff to present to Commissioners.

- Should be proponents of concept
- Could be used to zero-down on elements for the plan. Would need some type of management structure or resource person to serve for reporting structure, etc.
- Need to have someone who provides overall management, direction and leadership who will serve as a resource to the advisory group.
- Small group with greater input on what steps need to be taken.
- Should be involved with the community and represent their interests. Keep the process honest and the property a true community resource.
- Give advice to county staff and various parties who are making decisions about the uses and footprint of site. Committee should be made up of user groups, area residents, WSU extension staff and parks and rec.
- Should have Bud, Ila, Ron Wilson, Dave Taylor on committee. All ideas or concepts for the property should be run by the committee as well as any policies or procedures the county may consider for management of the site.
- Address ideas about concepts and potential partnership. Can also identify potential user groups and how the site will be managed and coordinated. Parks and schools should be represented.
- To garner support from constituents. Can fundraise with benches and brick pavers.
- Represent a diverse set of opinions.

Question #14: Would you be interested in participating in the process to further develop a concept plan for this property?

- Yes.
- Yes, they want very much to be included in future processes.
- Yes
- Yes
- Not interested in participating with this concept plan.
- Yes, have a personal and professional interest in participating.
- Would complete a questionnaire and will provide information on other plans for use as a resource. Is also willing to start a non-profit group to manage the site on a long-term basis, just not right now because of growing season.
- Might be willing depending on the role the advisory committee takes.
- Yes, please keep informed.
- Very much so.
- Yes, key player.
- Yes, both her, Bud for each of their neighborhood and possibly NACCC. NACCC needs to nominate it's own representative though.
- Yes, keep informed
- Would like to be involved on the Advisory Committee.